

15-0-22  
5:32  
72-24

LEO F. POULIN CO., a corporation organized by law and having a place of business at Fuller Street, Winslow, County of Kennebec, State of Maine

013375

xxx

(being ~~herein~~) for consideration paid, grant to ~~said~~ ROBERT D. LIVINGSTON, JR. and

ANN B. LIVINGSTON

TRANSFER  
TAX  
PAID

of 6 Boulder Avenue, Rochester, NH 03867  
with ~~warranty covenants~~, as joint tenants, the land in Waterville,  
County of Kennebec, State of Maine, with the buildings thereon, bounded and described  
as follows, to wit:

Being Lots A and B as shown on a Plan of MOUNTAIN FARM SUBDIVISION, survey of land of John E. Nale and Leo F. Poulin Co., as recorded in Kennebec County Registry of Deeds, Subdivision File E-85087 and as approved by the City of Waterville Planning Board June 17, 1985. Said Lots A and B as shown on said Plan shall be conveyed and considered to be together as one lot consisting of 1.88 acres.

Excepting from the above conveyance a certain lot or parcel of land conveyed by Leo F. Poulin Co. to Terry Brandwein Bolduc by deed dated February 22, 1989 bounded and described as follows:

Beginning at a steel pin located on the northerly line of Lot A, being land currently owned by Leo F. Poulin Co. as recorded in the Kennebec County Registry of Deeds in Book 3403, Page 57, said lot being depicted on a plan of Mountain Farm Subdivision as recorded in the Kennebec County Registry of Deeds in File Number E-85087, and said steel pin being located on a bearing of south sixty-nine degrees four minutes west (S 69°04' W) a distance of one hundred fifty and nine tenths (150.9) feet, more or less, from an iron pipe located on the northerly line of Mountain Farm Road, said iron pipe also marking a northeasterly corner of Lot A as depicted on the aforementioned Mountain Farm Subdivision; thence south fifty-seven degrees forty minutes west (S 57°40' W) along the land of Leo F. Poulin Co. for eighty-five and nine tenths (85.9) feet, more or less, to a steel pin; thence south eighty degrees six minutes west (S 80°06' W) along the land of Leo F. Poulin Co. for eighty-eight and seven tenths (88.7) feet, more or less, to a steel pin on the northerly line of Lot A; thence north sixty-nine degrees four minutes east (N 69°04' E) along the land of Terry Brandwein Bolduc for one hundred seventy-one and three tenths (171.3) feet, more or less, to the point of beginning.

This conveyance is subject to the following restrictions which shall be deemed appurtenant and, therefore, running with the land and binding upon the grantees herein, their heirs and assigns:

1. Said lot shall be used for residential purposes with only one residence and appurtenant structures located thereon.
2. Said lot shall not be further subdivided or divided in any manner.
3. Said lot shall be subject to a 20-foot wide undisturbed natural buffer zone as measured from the boundary lines of said lot and being totally located within the bounds of said lot.
4. The residence, or other building, including garages, erected on said lot must provide a space of at least 35 feet on each side of said residence or outbuildings, including garages, to the respective boundary lines of any adjoining lot.
5. No placards or advertising signs other than those such as relate to the sale of said property shall be erected or maintained on said lot or any building thereon.
6. No fences or construction of any kind other than a dwelling, garage or appurtenances shall at any time be erected in any position to interfere with the view from residences on adjoining lots.
7. No horses, cows, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lot or in any building thereon.

72-24  
BK3568PS 141

Said lot is sold with the foregoing restrictions which are conditions of the conveyance affixed to and running with the land, and for a violation of the terms thereof by the said grantees herein named, or any person or persons holding or claiming by, under or through the aforesaid grantees, the right is expressly reserved to the grantor, its successors and assigns, or the owner of any lot or lots on said plan of lots to proceed at law or in equity to compel compliance with the terms thereof. The grantor shall not be responsible for the enforcement of the restrictions.

The grantor acquired its title to said premises by warranty deed from John E. Nale dated August 10, 1988 and recorded in Kennebec Registry of Deeds Book 3403, Page 57.

IN WITNESS WHEREOF, the said LEO F. POULIN CO. has caused this instrument to be signed in its name by Anthony F. Poulin, its President, thereunto duly authorized, this 19th day of June, 1989.

~~joins as grantor and releases all rights by descent and all other rights~~ ~~wife of said grantor~~

~~Witness~~ ~~hand and seal this~~ ~~day of~~ ~~19~~  
Witness my hand and seal this 22nd day of June, 1989.

LEO F. POULIN CO.

By Anthony F. Poulin  
Its President

### The State of Maine

Kennebec

ss.

June 22, 19 89

Then personally appeared the above named Anthony F. Poulin, President of Leo F. Poulin Co.

and acknowledged the foregoing instrument to be his free act and deed, in his said capacity and the free act and deed of said corporation.

Before me,

DAVID R. BUTLER  
Attorney at Law - Notary Public

1989 JUN 27 AM 9:00

RECEIVED KENNEBEC CO.